

MINUTES

Members Present: Chair Stassens, Vice Chair Tiedge, Commissioners Chroust-Masin, Geary, Hall, Hillestad, and Morgan

Members Absent: Commissioner Thomas

Staff Present: Mr. Pomeroy, Mr. Koch and Mrs. Dyer

1. Call to Order

Chair Stassens called the meeting to order at 6:30 pm

2. Approval of Minutes: February 18, 2016

Chair Stassens called for a motion for approval of the Planning Commission minutes. Commissioner Chroust-Masin MOVED to approve the minutes from February 18, 2016 as presented, SECONDED by Commissioner Morgan. Motion passed unanimously.

3. Public Hearing (Quasi Judicial)

- **Docket CU 4-16**

Request: Approval of a conditional use permit to allow a residential facility providing residential care for no more than 15 (fifteen) persons within an existing structure.

Location: 1437 NE 27th Street and is more specifically described as Tax Lot 03900, Section 16AB, T. 4 S., R. 4 W., W.M.

Applicant: Yamhill County Health & Human Services Department

Chair Stassens opened the public hearing at 6:35 p.m. and called for abstentions, objections to jurisdiction, and disclosures. There were none. Five Planning Commissioners disclosed that they had visited the subject site. There being no abstentions or objections to jurisdiction, she requested the staff report.

Principal Planner, Ron Pomeroy entered an additional exhibit (Exhibit 9) into the record: a memo dated March 17, 2016, submitted by the applicant. Mr. Pomeroy then provided the staff report and stated that staff was recommending approval of the request subject to two (2) conditions listed in the staff report. He concluded by stating that this request was virtually identical to last month's conditional use permit which was approved by the Commission.

Chair Stassens called for the applicant's testimony at 6:38 pm.

The applicant, Silas Halloran-Steiner, 627 Evans St, McMinnville, approached and explained the reasoning behind the project and the significance of the program for its clients. He stated that this proposal was only for the housing of women and their dependent children and identical to the previously approved CU 1-16 application. He stated that they were in support of the staff report and its recommendation. Mr. Halloran-Steiner stated that the goal of these homes was to rehabilitate women and prevent their children from being involved in the social welfare system. He emphasized that all the women housed were coached and taught to be positive citizens and role models while being completely rid of their dependencies. Mr. Halloran-Steiner spoke of the positive statistics of mothers and fathers entering these programs and having full custody of their children upon their departure from them. He stated that this is the fourth such facility in the same neighborhood and emphasized that he did not believe the clustering of residential facilities was inconsistent with the current code. He read portions from the recently submitted memo and asked for any questions from the Commission.

Chair Stassens asked for any questions from the Commissioners and there were none.

Chair Stassens asked if there was anyone else in favor of the application that wished to speak and there were none.

Chair Stassens asked if anyone in opposition would like to speak and there were none.

Mr. Pomeroy stated that there was no additional public agency comment beyond that provided in the staff report.

Mr. Halloran-Steiner waived the seven day time period allowed for submittal of final written arguments in support of the application, and Chair Stassens closed the public hearing at 6:46 pm.

Commissioner Tiedge commented that he appreciated the success of the program but felt that free subsidized housing and low cost housing were "one in the same." He also noted that he wouldn't support the conditions of the application if the ordinance specified that the areas needed to be dispersed, but since it did not, he agreed with approving the application.

Chair Stassens agreed the application met all the criteria and thanked the applicant.

Commissioner Chroust-Masin MOVED, based on the findings of the fact, the conclusionary findings for approval, and materials submitted by the applicant to APPROVE CU 4-16 subject to conditions of approval as detailed in the staff report; SECONDED by Commissioner Hall. The motion passed unanimously.

5. Old/New Business

Chair Stassens opened the floor to any old and/or new business.

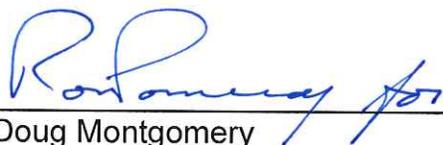
Mr. Pomeroy stated that the next Planning Commission meeting would be on April 21st for review of a variance request regarding required parking and a subdivision request proposing a 20 lot residential development. He also mentioned that a conditional use application by Recology Western Oregon for a transfer station was tentatively scheduled for the April meeting but there was a possibility that it might appear on the Commission's May agenda instead. Mr. Pomeroy reminded the Commission that there was still a vacancy for a Ward 3 position and that applications for that vacancy were due by April 1st.

J.W. Millegan, 624 NE 2nd Street, McMinnville, asked the commission for permission to speak on a non-agenda item. City Attorney David Koch advised Mr. Millegan to provide his comments to the City Council meeting stating that Planning Commission meetings were not the appropriate venue for discussing items unrelated to the current agenda. Mr. Koch then informed the Commission that they could choose to allow the testimony at their discretion or they could proceed with adjourning the public meeting. The Commission discussed briefly whether or not to allow Mr. Millegan to speak. Chair Stassens, on behalf of the Commission, ultimately agreed to allow Mr. Millegan to approach the Commission.

Mr. Millegan stated that he was excited about the first ever neighborhood association in McMinnville, named SODAN - South Downtown Association of Neighbors. He stated that he anticipated being elected President of SODAN and mentioned that they would be very involved in all future meetings and happenings around that involved land use or other issues that may impact their neighborhood. He also stated how the Commission should be aware that SODAN plans on being heard in the future. He then thanked the Commission for allowing him to speak.

6. Adjournment

Commissioner Chroust-Masin MOVED to adjourn the meeting. The motion was SECONDED by Commissioner Hillestad. Motion PASSED unanimously. Chair Stassens ADJOURNED the meeting at 6:56 p.m.



Doug Montgomery
Secretary